

**16 Bowman Street, Millicent, SA 5280**



**Sold House**

Tuesday, 5 September 2023

**16 Bowman Street, Millicent, SA 5280**

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 4**

**Area: 745 m2**

**Type: House**



Deon Howell  
0419037896

**\$230,000**

Welcome to 16 Bowman Street, Millicent. This neat Mount Gambier stone residence, with its array of desirable features, is ready to welcome its new owners. Nestled on a back street with little through traffic, but still conveniently located to essential amenities, this could be your perfect place to call home. The home boasts three inviting bedrooms, conveniently located at the far end of the home. Each feature carpets, blinds and built-in robes. The gallery kitchen offers modern electric cooking appliances, pantry, rainwater over sink and new lino flooring. Prepare your favourite meals effortlessly in this well-designed space. The open-plan lounge and dining area offer a seamless blend of style and functionality. With both a reverse cycle air conditioner and a gas heater you will stay cosy throughout the seasons. The bathroom features a shower, bathtub, and vanity. A separate toilet adds convenience to your daily routine. The laundry area, complete with a rear door, ensures practicality in your everyday tasks. The fully enclosed rear yard offers privacy and security, perfect for outdoor activities. Indulge in leisurely moments in the full-length enclosed pergola, equipped with zip track blinds that allow you to enjoy the outdoors in any weather. The property comes with a double length attached garage featuring an electric roller door. This provides ample space for your vehicles while offering extra storage options. The large 5.5m x 7.2m shed at the rear of the property provides even more storage possibilities, making this property ideal for those who value both practicality and space. The inclusion of roller shutters across the front of the property offers both privacy and security. Don't miss out on the opportunity to make this Gambier Stone gem your own. Contact us today to schedule a viewing and explore the potential of calling this property home.

**GENERAL PROPERTY INFO.** Estimate of rental market worth: per week  
Property Type: limestone & corrugated iron Roof  
Zoning: Neighbourhood Council: Wattle Range Council  
Year Built: 1966 Land Size: 745m<sup>2</sup> Rates: approx. Approx. \$318.00 per quarter  
Lot Frontage: 20.0m Lot Depth: 36.7m Aspect front exposure: South East Certificate of Title Volume 5237 Folio 464